



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

**GAIL FARBER, Director**

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 29, 2012

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

60 May 29, 2012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
SURPLUS PROPERTY IN THE CITY OF SANTA CLARITA  
SANTA CLARA RIVER-SOUTH FORK (PRIVATE DRAIN NO. 725)  
PARCEL 1EXF.61  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

This action is to approve the sale of the Los Angeles County Flood Control District surplus property to Albert Martin Gockel and Valerie Mae Gockel, along a portion of Santa Clara River-South Fork (Private Drain No. 725) in the City of Santa Clarita.

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find that the fee interest in Santa Clara River-South Fork (Private Drain No. 725), Parcel 1EXF.61, et al., between Orchard Village Road and Lyons Avenue in the City of Santa Clarita, is no longer required for the purposes of the Los Angeles County Flood Control District.
2. Authorize the sale of Santa Clara River-South Fork (Private Drain No. 725), Parcel 1EXF.61 from the Los Angeles County Flood Control District to Albert Martin Gockel and Valerie Mae Gockel, the adjacent residential property owners, for \$6,200.
3. Authorize the sale of unsold surplus parcels along the Santa Clara River-South Fork (Private Drain No. 725), Parcel 1EXF.61, from the Los Angeles County Flood Control District to the adjacent single-family property owners for fair market value.

4. Instruct the Chairman, Board of Supervisors of the Los Angeles County Flood Control District, to sign the Quitclaim Deed and authorize delivery to Albert Martin Gockel and Valerie Mae Gockel.

5. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District, or her designee, to sign Quitclaim Deeds in connection with the future sale of parcels along Santa Clara River-South Fork (Private Drain No. 725) between Orchard Village Road and Lyons Avenue in the City of Santa Clarita and authorize delivery to adjacent property owners.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to obtain approval from your Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to sell a portion of its surplus property along Santa Clara River-South Fork (Private Drain No. 725) (PD 725), Parcel 1EXF.61, to adjacent property owners Albert Martin Gockel and Valerie Mae Gockel and the remaining portions of its surplus property along Santa Clara River-South Fork PD 725 to the adjacent single-family property owners for fair market value. Parcel 1EXF.61 and the remaining unsold parcels are located between Orchard Village Road and Lyons Avenue in the City of Santa Clarita.

The LACFCD acquired fee title to this reach as part of the land needed for the PD 725 project. Construction of the facility has been completed, and the subject excess parcels lie outside of the required right of way.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Fiscal Responsibility (Goal 2). The revenue from this transaction will help promote fiscal responsibility for the operation and maintenance of flood control facilities.

#### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The proposed cost of the sale in the amount of \$6,200 represents the fair market value. Properties to be sold in the future will be sold at the then current fair market value. All monies paid will be deposited into the Flood Control District Fund.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On August 20, 2002, Item No. 45, your Board authorized the sale of 88 fee-owned parcels along PD 725, between Orchard Village Road and Lyons Avenue, in the City of Santa Clarita, for \$1.50 per square foot. Approximately 20 parcels remain unsold, and current owners of the adjacent properties have expressed their interest in purchasing the parcels. The market value of the land was re-established this fiscal year, warranting the need for your Board to approve future sales at current market value.

The proposed sale is authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This section provides as follows: "Said Los Angeles County Flood Control District hereby declared to be a body corporate and politic, and as such shall have the power ...13. To

lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or part thereof, is no longer required for the purpose of said district..."

The proposed sale will not hinder the use of PD 725 for possible transportation, utility, recreational corridors, or flood control purposes.

The Quitclaim Deed document has been approved by County Counsel as to form and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

On August 20, 2002, Item No. 45, your Board found the proposed sales to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the CEQA Guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. These exemptions provide for the sale of surplus government property.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action will eliminate the need to maintain the property and reduce the cost of the LACFCD's expenses and potential liabilities.

### **CONCLUSION**

Please return one adopted copy of this letter and the executed original Quitclaim Deed to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,



GAIL FARBER

Director

GF:SGS:hp

Enclosures

c: Auditor Controller (Accounting Division - Asset Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

# DUPLICATE

MAIL THIS DOCUMENT AND TAX  
STATEMENT TO:

Mr. and Mrs. Albert Martin Gockel  
25353 Avenida Ronada  
Santa Clarita, CA 91355

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
2856-001-913 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
By \_\_\_\_\_

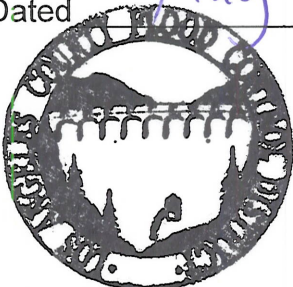
## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to ALBERT MARTIN GOCKEL and VALERIE MAE GOCKEL, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Santa Clarita, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated

May 29, 2012



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By

A handwritten signature in black ink, appearing to read "Zee Yaroslansky", is written over a horizontal line. Below the line, the text "Chairman, Board of Supervisors of the Los Angeles County Flood Control District" is printed.

Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

A handwritten signature in blue ink, appearing to read "Sachi A. Hamai", is written over a horizontal line.

Deputy

PD 725 (GOCKEL)  
(File: PRIVATE DRAIN NO. 725)  
Parcel 1EXF.61  
337-RW 7.1  
S.D. 5 M1021016  
Project ID: MPR0000067

DB:bw

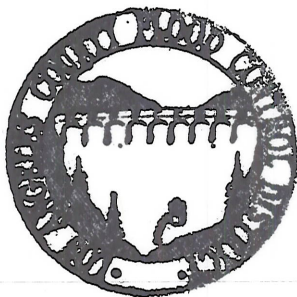
P:QCDLTOHWJTPD725 1 EXF.61.DOC 3812

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

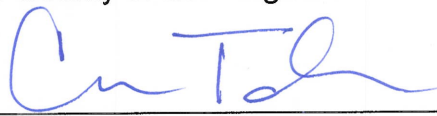
On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 29<sup>th</sup> day of May, 2012, the facsimile signature of ~~ZEV VAROSLAVSKY~~, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By   
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI  
Acting County Counsel

By   
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

## EXHIBIT A

### TRANSFER DRAINS

#### PRIVATE DRAIN NO. 725 1EXF.61

Affects: SANTA CLARA RIVER – SOUTH FORK

File with: PRIVATE DRAIN NO. 725

337-RW7.1

A.I.N. 2856-001-913 (Portion)

T.G. 4550 (G7)

I.M. 249-117

S.D. 5

M1021016

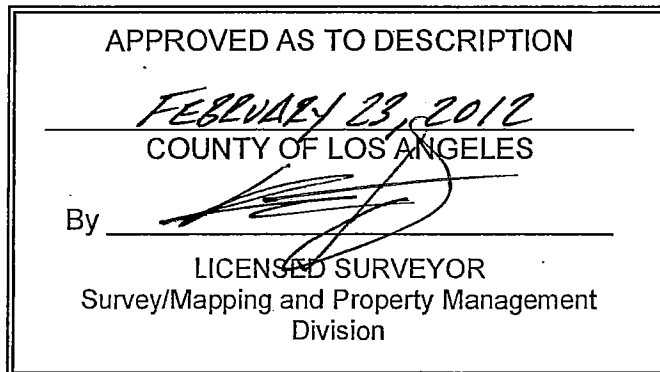
### LEGAL DESCRIPTION

#### PARCEL NO. 1EXF.61 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 11, St. John Subdivision, as shown on map recorded in Book 196, pages 304 to 309, inclusive, of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on January 4, 2001, as Document No. 01-0017799, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the most northerly corner of Lot 63, Tract No. 26879, as shown on map filed in Book 769, pages 65 to 70, inclusive, of Maps, in the office of said Registrar-Recorder/County Clerk; thence North 46°34'38" West, along the northwesterly prolongation of the northeasterly line of said Lot 63, to a line parallel with and 26.55 feet northwesterly, measured at right angles, from the northwesterly line of said Lot 63; thence South 43°25'22" West, along said parallel line, a distance of 67 feet to the northwesterly prolongation of the southwesterly line of said Lot 63; thence South 46°34'38" East, along said last-mentioned northwesterly prolongation, a distance of 26.55 feet to said northwesterly line of said Lot 63; thence North 43°25'22" East, along said northwesterly line, a distance of 67 feet to the point of beginning.

Containing: 1,779 ± square feet





# EXHIBIT B

## ST JOHN SUBDIVISION

MR 196 - 304 - 309

LS 24 - 46

LS 27 - 41 - 43

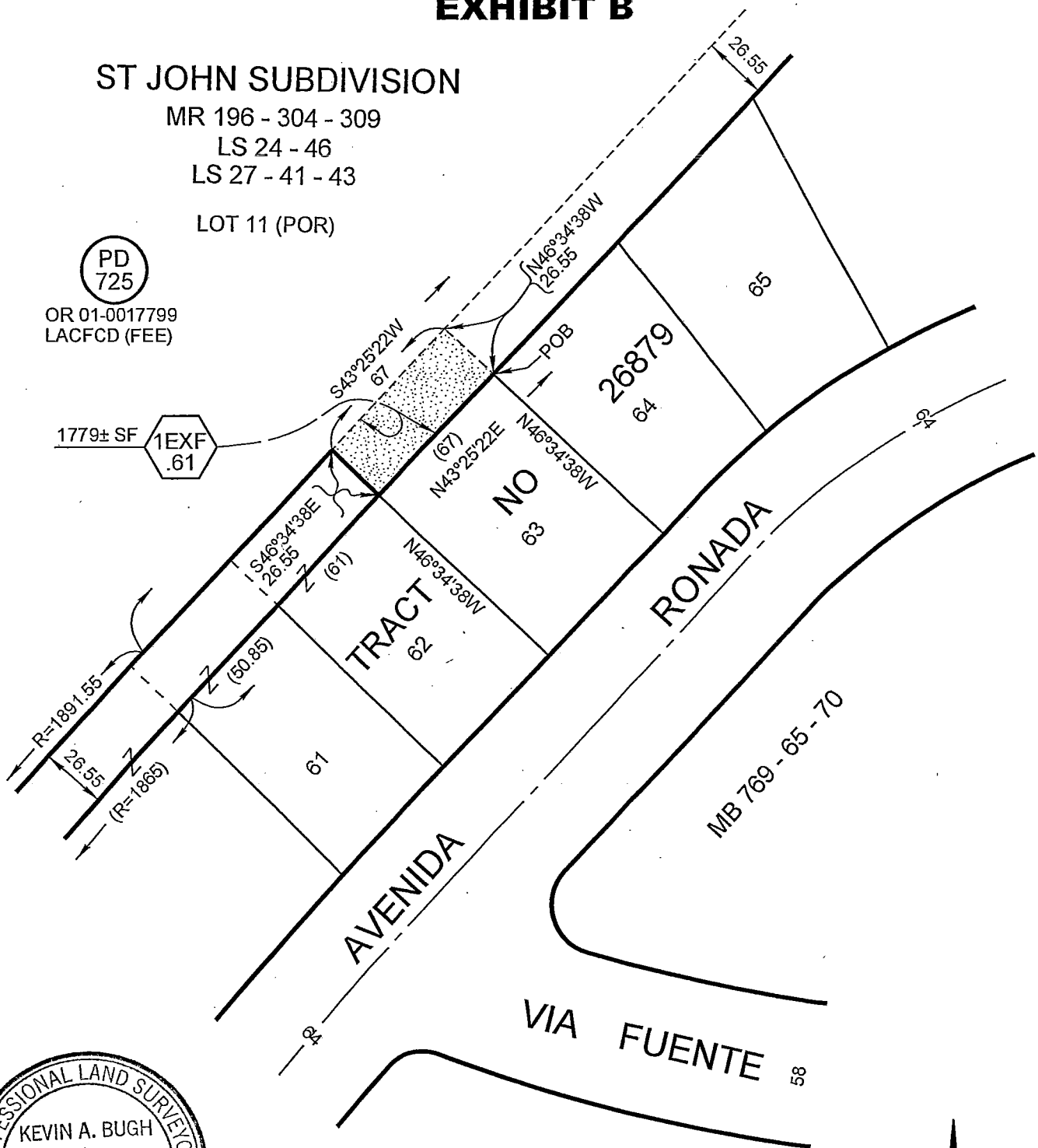
LOT 11 (POR)

PD  
725

OR 01-0017799  
LACFCD (FEE)

1779± SF

1EXF  
.61



BY:

LICENSED SURVEYOR

2.23.2012

DATE

SCALE: 1" = 60'

DIMENSIONS ARE IN FEET

**PRIVATE DRAIN 725**  
SANTA CLARA RIVER - SOUTH FORK  
REF. MAP: 337-RW7.1  
(T.G. PG.: 4550-G7)